

City Council
Atlanta, Georgia

00- 0-1633

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-74
9/12/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at the rear of 903-949 Cardova Drive, N.E., be changed from the R-4 (Single-Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 5 the 17th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19, entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

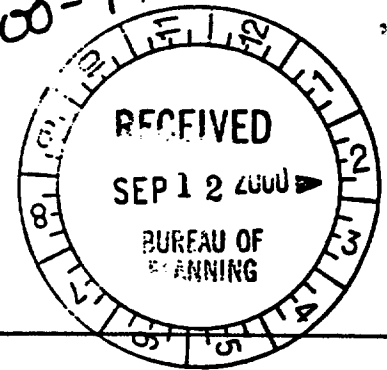
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-00-74

Site plan entitled "Scheme A. Zoning PD-H, Cardova Drive" prepared by BH & D Engineering, Inc., dated February 15, 2001 and marked received by the Bureau of Planning February 23, 2001.

DATE
02/14/03

2-00-74



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 5 OF THE 17TH LAND DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF CARDOVA DRIVE (50' R/W) AND THE COMMON LAND LOT LINE BETWEEN LAND LOTS 49 & 51; THENCE SOUTH 00° 00' 04" WEST A DISTANCE OF 181.21' TO A 1" PIPE FOUND AND THE POINT OF BEGINNING; THENCE SOUTH 86° 51' 34" EAST A DISTANCE OF 482.66' TO A 1/2" REBAR FOUND; THENCE SOUTH 03° 31' 27" WEST A DISTANCE OF 206.10' TO A POINT; THENCE SOUTH 71° 13' 37" WEST A DISTANCE OF 86.08' TO A POINT; THENCE SOUTH 71° 27' 38" WEST A DISTANCE OF 136.36' TO A POINT; THENCE SOUTH 68° 39' 46" WEST A DISTANCE OF 98.89' TO A POINT; THENCE SOUTH 71° 34' 52" WEST A DISTANCE OF 83.06' TO A POINT; THENCE SOUTH 73° 54' 08" WEST A DISTANCE OF 59.76' TO A POINT; THENCE SOUTH 77° 00' 51" WEST A DISTANCE OF 37.14' TO A POINT; THENCE NORTH 00° 49' 07" EAST A DISTANCE OF 290.62' TO A 1 1/2" EYE HOOK FOUND; THENCE NORTH 00° 28' 05" EAST A DISTANCE OF 99.83' TO A 1/2" REBAR FOUND AND THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 3.29 ACRES.